



M E M O R A N D U M

Date Issued: October 8, 2004 Report No. SEDC 04-011

Meeting of October 12, 2004

To: Chair and Members of the Redevelopment Agency

From: Carolyn Y. Smith, President

Subject: Approving and Transmitting the Report to the Council of the City of San Diego on the Proposed First Amendment to the Southcrest Redevelopment Plan

Reference: Consent to Hold a Joint Public Hearing for the First Amendment to the Southcrest Redevelopment Plan (Approved by the Redevelopment Agency of the City of San Diego and City Council of the City of San Diego September 14, 2004)

Owner Participation Agreement between Olson Urban Housing, LLC, and the Redevelopment Agency of the City of San Diego (Approved by the Redevelopment Agency of the City of San Diego, July 27, 2004)

SUMMARY

Staff Recommendation – That the Redevelopment Agency of the City of San Diego (Agency) adopts a resolution as follows: (1) Approving the Report to the Council (Report) of the City of San Diego (City Council) on the proposed First Amendment to the Southcrest Redevelopment Plan; and (2) Authorizing the transmission of the Report to the City Council along with the proposed First Amendment to the Southcrest Redevelopment Plan.

Other Recommendations – At its hearing of September 14, 2004, the Agency and City Council consented to hold a joint public hearing for the proposed First

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Amendment to the Southcrest Redevelopment Plan (First Amendment) on
November 9, 2004.

At its meeting of June 23, 2004, the Southeastern Economic Development Corporation (SEDC) Board of Directors recommended approval of the First Amendment to the Southcrest Redevelopment Plan.

Fiscal Impact – None with this action.

BACKGROUND

The Southcrest Redevelopment Project Area (Project Area) was adopted April 14, 1986, by Ordinance No. 16622. The approximately 301-acre Project Area is bound on the west by Highway 15 and Interstate 5, on the east by 44th Street, on the south by Gamma and Vesta Streets and on the north by Logan Avenue. The subject site proposed for development is located at 43rd Street and Logan Avenue (Site). The Site is comprised of nine (9) parcels, six of which are currently zoned CT-2 (General Commercial) and require a zone amendment to Medium-High Density Residential (15-30 dwelling units per acre). The proposed rezone necessitates an amendment to the Southeast San Diego Community Plan (Community Plan) to reflect comparable land use designation.

California Redevelopment Law (CRL) requires that the Redevelopment Plan must be consistent with the General Plan. Therefore, the Southcrest Redevelopment Plan must be amended to reflect the change from the current general commercial designation to the proposed multi-family residential designation.

DISCUSSION

Report to City Council

The attached Report is one of the legal documents required for review by the City Council prior to the adoption of a redevelopment plan. The Report documents the reasons for amending the redevelopment plan, the nature and extent of the blighting conditions of the amendment area, and how these conditions will be corrected through the use of the redevelopment process. In addition, the report documents the recommendation of the Planning Commission and the record of the community consultations.

First Amendment

The attached First Amendment to the Southcrest Redevelopment Plan would replace Section 500 of the Redevelopment Plan and the existing Redevelopment Plan General Land Use Map with a revised Section 500 and an amended Land Use Map.

CONCLUSION

The City Council and the Agency will conduct a joint public hearing on the First Amendment on Tuesday, November 9, 2004, for the purpose of considering the approval and adoption of the proposed First Amendment. At that time, the public will have the opportunity to hear evidence, testimony and information regarding the approval and adoption of the First Amendment. All property owners, residents and businesses in the Project Area will be notified of the November 9, 2004 Joint Public Hearing via first class mail sent by the Agency.

Approved by
Carolyn Y. Smith
President

CYS:kk

Attachment: Report to the City Council
First Amendment to the Southcrest Redevelopment Plan